

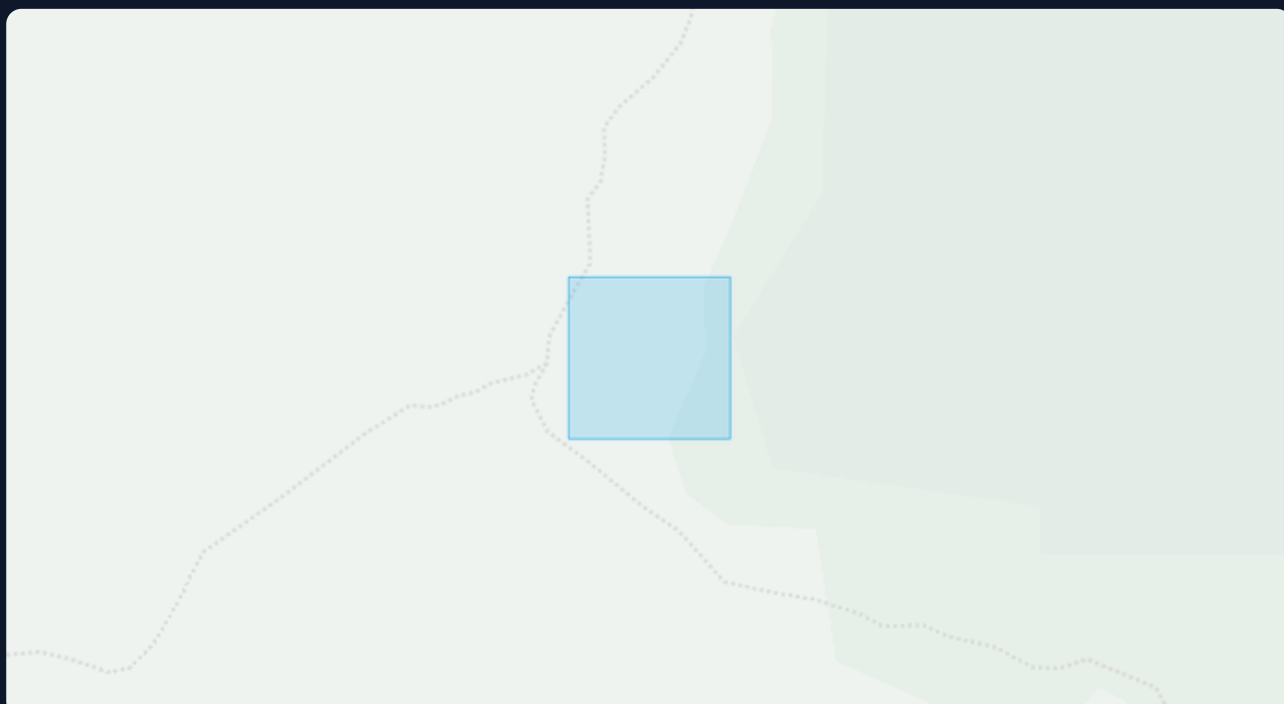
Field health diagnosis

Tepoztlán · Morelos · Mexico

Point : 18.98271, -99.04403

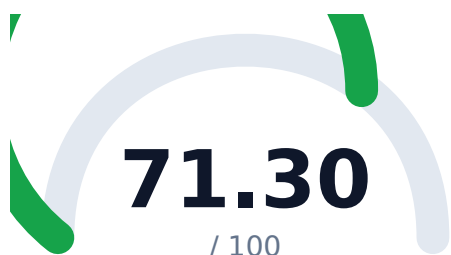
Area of interest : 4 vertices · 1 ha

Issued : 2026-07-16 · Reference : A6CE1D8A



Public-data red-flag pre-screening — this report informs a decision, it does not replace legal or technical due diligence (see methodology & limits at the end of this document).

Executive summary



HEALTHY

Data coverage : 100 %

≥ 70 HEALTHY · 45-69 WATCH · < 45 HIGH
STRESS

Vegetative vigor — **60** (weight 30 %)

12-month trend — **55** (weight 20 %)

Stress & heterogeneity — **73.80** (weight 20 %)

Climate — **90** (weight 15 %)

Context & suitability — **90** (weight 10 %)

External risks — **100** (weight 5 %)

Synthesis

The point sits at 1,734 meters elevation in the municipio of Tepoztlán, Morelos, within the tierra templada belt south of Mexico City. The immediate surroundings are rural and sparsely settled — the nearest hamlet, Amatlán de Quetzalcoatl, counts just over 1,000 residents at 1.1 km. The town of Tepoztlán itself (14,130 inhabitants) lies 6 km away and anchors a municipio that has grown at 2.8% per year between 2010 and 2020, reaching nearly 55,000 residents. That growth rate signals sustained structural demand for land. The local economic fabric within 1 km is essentially absent: a single hotel registers in the DENUCE census, confirming a rural-residential character with a boutique tourism orientation rather than a commercial one.

The seismic risk is the single most material physical hazard here. The region recorded 126 earthquakes of M4 or above within 300 km over the past five years, with a M7.0 event near Acapulco in September 2021 and a M6.5 as recently as January 2026. Any structure on this site must meet the highest applicable Mexican seismic design standards without exception. Popocatepetl, flagged as an active ongoing event, sits within the wider area and introduces a secondary volcanic risk — ashfall and air-quality disruption are realistic scenarios during eruption phases. No fire hotspots were detected in the past five days and no deforestation alerts over the past twelve months, which is consistent with the site's location inside a protected zone. The climate is seasonally intense: the site received approximately 1,450 mm of rainfall over the last twelve months, heavily concentrated from June through October, with monthly totals exceeding 300-500 mm in peak months. No surface water was historically recorded on the parcel itself, but slope and seasonal intensity combine to make runoff management a genuine engineering concern. The terrain averages 14.6% gradient with a south-southwest aspect and a roughness deviation of nearly 17 meters — earthworks and foundation adaptation will be required.

The soil classification is Leptosols with 25% probability, meaning thin soils over bedrock predominate. Organic matter content is solid and pH is adequate, but shallow profiles on steep slopes structurally limit agricultural or large-footprint development. Solar irradiation is exceptional — GHI of 2,191 kWh/m²/year and a specific PV yield of 1,819 kWh/kWp/year — making off-grid or hybrid energy entirely viable if regulations allow. Air quality monitoring exists at Cuernavaca and Cuautla (both ~21 km), with full pollutant coverage; no acute alerts are flagged at this time.

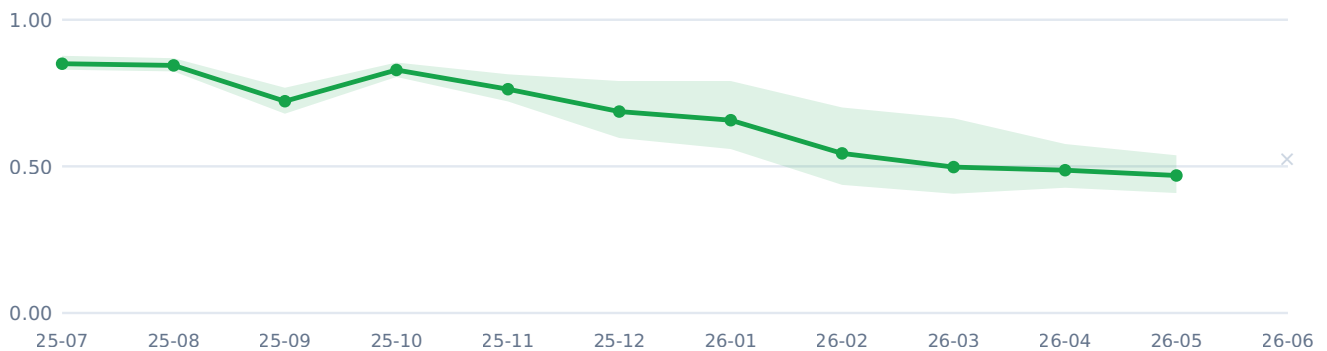
Three points of attention demand priority verification before any acquisition decision. First, and critically, the site falls inside Parque Nacional El Tepozteco (IUCN Category II, designated 1937), with the Corredor Biológico Chichinautzin — a Category Ia reserve — within 5 km. This almost certainly prohibits construction, subdivision, or land-use change; regulatory confirmation with CONANP and the municipal

authority is non-negotiable before proceeding. Second, the municipio recorded 68 despojo (land dispossession) cases in 2025 alone — a persistently elevated figure that flags active tenure conflicts in the area; full chain-of-title review at the Registro Público de la Propiedad and cross-check against uncertified agrarian nuclei are essential. Third, the combination of high seismicity, steep irregular terrain, and heavy seasonal precipitation means that any development scenario — however limited — requires geotechnical and hydrological studies prior to any commitment.

Crop profile: Generic profile (all crops) (v1) — the profile's agronomic ranges are indicative, never disqualifying: an out-of-range value is flagged and weighs in the aggregate, it blocks nothing. Observed field performance always prevails over modelling.
Deliberately wide thresholds — with no crop specified, the diagnosis stays conservative and the ranges are purely indicative.

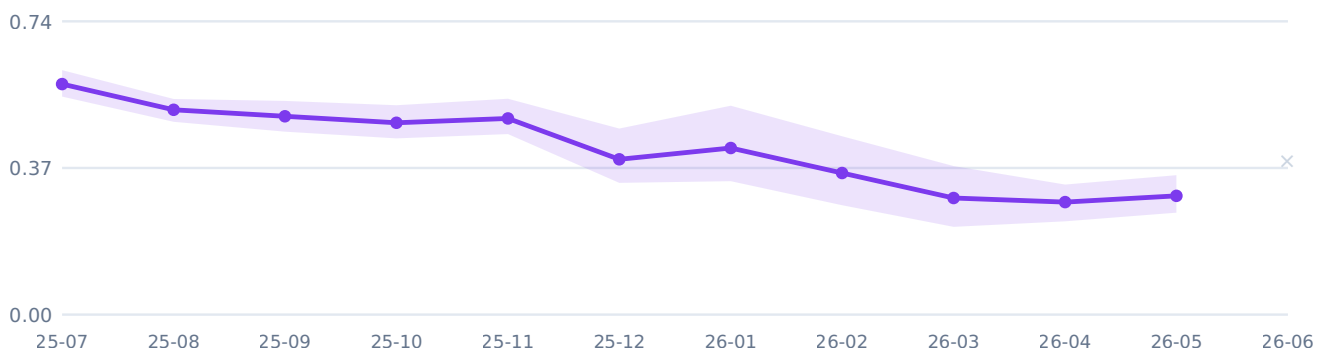
Vegetation vigor — 12-month NDVI (Sentinel-2)

Monthly field mean (line) and internal p10–p90 spread (band) · 11/12 usable months (× = month masked by clouds) · last-3-months mean: **0.48** · trend: -0.04/month



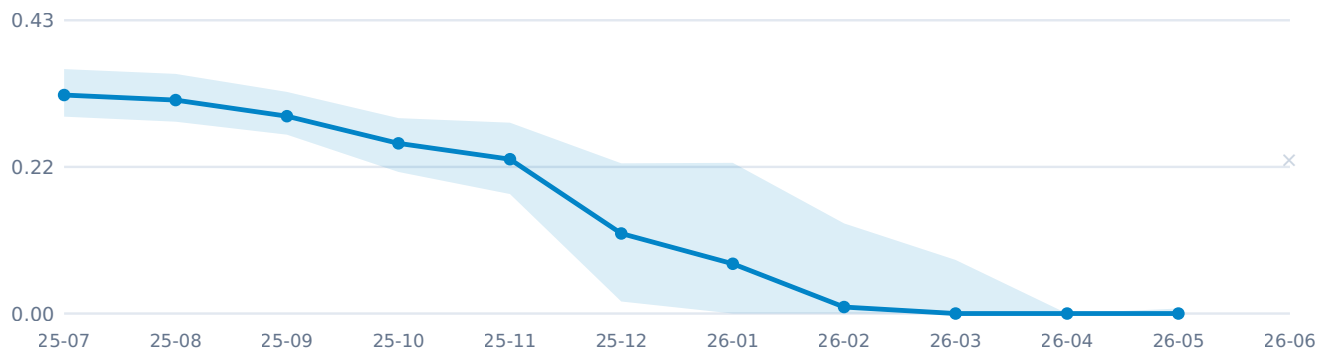
Chlorophyll stress — 12-month NDRE (Sentinel-2)

NDRE (red-edge band) reacts before NDVI under nitrogen or water stress · last-3-months mean: **0.29** · mean within-field heterogeneity (p90–p10): 0.14



Water stress — 12-month NDMI (Sentinel-2)

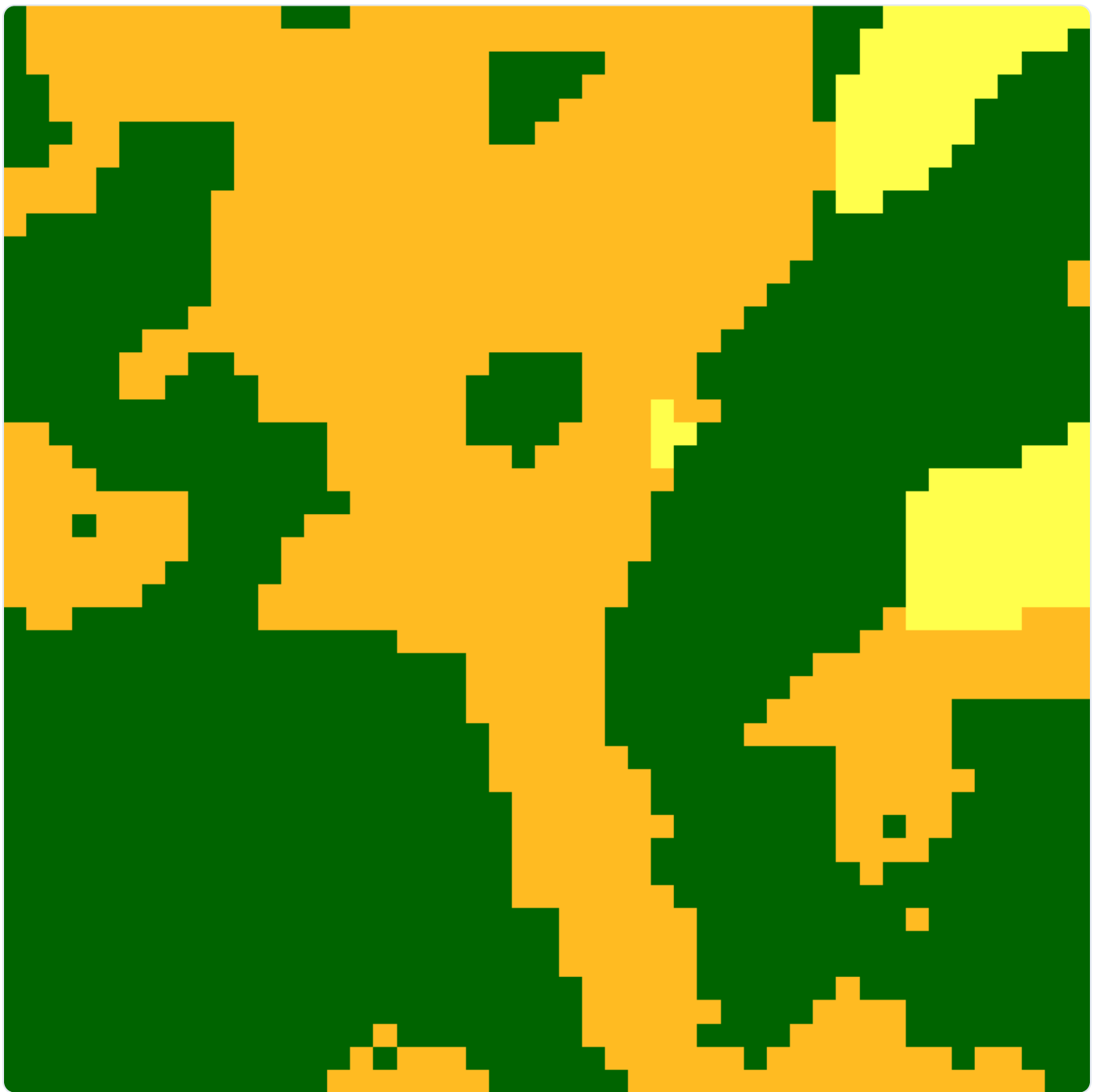
NDMI (SWIR band) measures canopy water content — direct detection of water deficit · last-3-months mean: **-0.06** · trend: -0.05/month



Area imagery



Satellite view of the study area (polygon outlined) — imagery © Esri, Maxar, Earthstar Geographics.



■ tree cover 54.30 % ■ shrubland 40.50 % ■ grassland 5.20 %

Land cover — ESA WorldCover 10 m (2021), dominant cover at satellite scale (does not detect scattered or recent built-up).

Scoring detail

Each indicator is traceable: public source → observed value → points assigned. Dimensions without available data are excluded from the total and weights are renormalized (coverage shown on the executive page).

Vegetative vigor — 60/100 (weight 30 % · effective 30 %)

Mean NDVI of the field over the last 3 usable months (Sentinel-2, SCL cloud mask), compared with the INDICATIVE range of the crop profile.

Indicator	Value	Points	Reading
Mean NDVI — last 3 usable months	0.48 NDVI	60	vigor below the profile's healthy range — to be monitored (indicative range)
Usable Sentinel-2 months (12 months)	11	—	Temporal coverage of observations (cloud mask) — reliability context, not a score.

12-month trend — 55/100 (weight 20 % · effective 20 %)

Evolution of the NDVI curve over the window (linear regression) and recurrence of months below the profile's lower threshold. Requires ≥ 6 usable months (otherwise no_data — availability limit).

Indicator	Value	Points	Reading
NDVI slope (per month)	-0.04 NDVI/month	25	vigor sharply declining over 12 months — highlighted in the report
Months below the profile's lower threshold	0 months	100	no month below the profile's indicative lower threshold

Stress & heterogeneity — 73.80/100 (weight 20 % · effective 20 %)

Recent NDRE (red-edge, nitrogen proxy — indicative profile range), recent NDMI (SWIR, canopy water content — direct water-stress detection) and within-field p90-p10 NDVI spread (localized degraded areas: disease, water stress, replanting).

Indicator	Value	Points	Reading
Mean NDRE — last 3 usable months	0.29 NDRE	90	nitrogen/water status within the profile's healthy range
Mean NDMI — last 3 usable months	-0.06 NDMI	30	NDMI well below the indicative range — probable water stress, check irrigation
Within-field heterogeneity (p90-p10 NDVI, 12-month mean)	0.14 ΔNDVI	95	homogeneous field

Climate — 90/100 (weight 15 % · effective 15 %)

Cumulative precipitation and 12-month mean temperature (ERA5 reanalysis ~9 km) vs INDICATIVE profile ranges. Out of range ≠ negative verdict (e.g. Cauca: rainfall far above coffee ranges yet a major agricultural zone) — the data is shown, the field decides.

Indicator	Value	Points	Reading
12-month precipitation vs profile range	0 class	90	precipitation within the profile's indicative optimal range
12-month mean temperature vs profile range	0 class	90	temperature within the profile's indicative optimal range

Context & suitability — 90/100 (weight 10 % · effective 10 %)

Modeled agricultural suitability (UPRA, Colombia only — light weight, observed reality prevails), altitude and soil pH vs indicative profile ranges. The frontera agrícola and legal exclusion remain factual information carried by the sections.

Indicator	Value	Points	Reading
UPRA suitability for the crop (CO)	—	—	data unavailable
Altitude vs profile range	0 class	90	altitude within the profile's indicative optimal range
Soil pH vs profile range	0 class	90	pH within the profile's indicative optimal range (SoilGrids 0-5 cm)

External risks — 100/100 (weight 5 % · effective 5 %)

Active fires (FIRMS ≤ 5 days) and 12-month GFW deforestation alerts in/near the AOI. An active fire is HIGHLIGHTED in the report (callout box), never a verdict cap.

Indicator	Value	Points	Reading
Active fires (5 days, extended area)	0 detections	100	no active fire detected
Deforestation alerts (12 months, per km ²)	0 alerts/km ² /yr	100	no deforestation alert

Field NDVI maps

Monthly Sentinel-2 composites (10 m/pixel) over the field extent — light or red areas indicate low vigor to investigate in the field.



Scène récente · mean NDVI 0.47 · 100 % valid pixels



Même période, année précédente · mean NDVI 0.85 · 100 % valid pixels

Legend: ■ < 0,20 — sol nu / végétation absente ■ 0,20-0,35 — végétation clairsemée / stress fort ■ 0,35-0,50 — végétation modérée ■ 0,50-0,65 — végétation vigoureuse ■ 0,65-0,80 — canopée dense ■ ≥ 0,80 — canopée très dense

Annex — collected data

Public data collected at the date of issue, presented as-is with its reading. Unavailable sources are flagged.

Nearby places (GeoNames)

place	region	country	population	distance_km
Amatlán de Quetzalcoatl	Morelos	Mexico	1,029	1.10
Tlapetlaloja	Morelos	Mexico	46	1.20
Santo Domingo Ocotitlán	Morelos	Mexico	1,541	3.90
Ignacio Bastida (Santa Catarina Tlayca)	Morelos	Mexico	1,164	5.60
Colonia Obrera	Morelos	Mexico	1,316	5.70
Tlalnepantla	Morelos	Mexico	3,872	5.80

... 7 entries in total.

Elevation (Open-Meteo)

- 1734 m: mid-altitude (tierra templada)

Field	Value
elevation_m	1,734

Active fires (NASA FIRMS)

- no thermal hotspot detected over 5 days in the area

Field	Value
bbox	-99.54,18.48,-98.54,19.48
count_5days	0

Deforestation alerts (Global Forest Watch)

- no deforestation alert over 12 months in the 4-vertex polygon — no recent forest loss detected
- GFW integrated alerts (GLAD-L + GLAD-S2 + RADD, ~10 m): tree-cover loss detected by satellite — includes legal logging, fires and agricultural clearing

Field	Value
zone	polygon 4 sommets
since	2025-07-16
area_km2	0.01
period_days	365
alerts_total	0
latest_alert	—

Air quality (OpenAQ)

- 3 monitoring station(s) within 25 km — see latest updates per station

station	locality	measures	distance_km	last_update
Cuernavaca 01	Cuernavaca	co, no, no2, nox, o3, pm10, pm25, so2	21.20	2026-07-16T00:00:00Z
Palacio Municipal Cuautla	Cuautla	co, no, no2, nox, o3, pm10, pm25, so2	21	2026-07-16T00:00:00Z
Ajusco	Tlalpan	o3, pm25	22.70	2025-03-09T17:00:00Z

Ongoing natural events (NASA EONET)

- 1 ongoing natural event(s) in the wider area — see details

title	category	last_seen
Popocatepetl Volcano, Mexico	Volcanoes	2025-04-10T00:00:00Z

Soil (ISRIC SoilGrids)

- Leptosols : thin soils over rock — low agricultural potential, often on slopes
- pH 6.1: moderately acidic — suitable range for most crops
- good organic matter content (34.3 g/kg carbon)
- clay-loam texture (25.4% clay, 44.5% sand) — good water retention
- SoilGrids 250 m data (global model) — confirm with a soil analysis before any agricultural project

Field	Value
wrb_classification	Leptosols

properties_0_5cm

unit	property	value_0_5cm
g/kg	clay	25.40
cg/kg	nitrogen	3.67
pH	phh2o	6.10
g/kg	sand	44.50
dg/kg	soc	34.30

class_probabilities

class	probability_pct
Leptosols	25
Luvisols	16
Cambisols	14

Flood-proneness / surface water (JRC)

- No surface water detected over the area (JRC 1984-2021) — no sign of recurrent flooding.
- JRC Global Surface Water data (~30 m) — confirm with a local hydrological study.

Field	Value
tile	occurrence_100W_20Nv1_4_2021.tif
source	JRC Global Surface Water (occurrence 1984-2021, ~30 m)
resolution_m	30
valid_pixels	16
ever_water_pct	0
max_occurrence_pct	0
permanent_water_pct	0
mean_water_occurrence_pct	0

Land cover (ESA WorldCover 10 m)

- Land cover: 79.3% shrubland · 19% tree cover · 1.7% grassland.
- ESA WorldCover 10 m (2021) — dominant cover at satellite scale; does not detect scattered or recent built-up (the drone survey is the on-site reference).

Field	Value
tile	ESA_WorldCover_10m_2021_v200_N18W102_Map.tif
source	ESA WorldCover 10 m (2021, v200)
dominant	shrub
resolution_m	10
valid_pixels	121

classes

pct	code
79.30	shrub
19	tree
1.70	grassland

24-month climate (ERA5, Open-Meteo)

- 1,450 mm of precipitation over the last 12 months — abundant rainfall
- -34.3% vs the previous 12 months — marked year-on-year variation (compare with the NDVI curves)
- mean temperature 18.22 °C over 12 months (ERA5 reanalysis ~9 km — local microclimates may differ)

Field	Value
source	Open-Meteo Archive (réanalyse ERA5)
precip_yoy_pct	-34.30
temp_mean_12m_c	18.22
precip_last_12m_mm	1,449.80
precip_prev_12m_mm	2,205.30

months

month	precip_mm	temp_mean_c
2024-07	316.70	19.04
2024-08	300	18.97
2024-09	546.60	18.62
2024-10	464.50	17.33
2024-11	25.90	17.25
2024-12	0.60	15.97

... 24 entries in total.

Solar resource — climatology (NASA POWER)

- GHI ~2,191 kWh/m²/yr — exceptional resource (desert-level)
- clear-sky index 0.88 (actual GHI / clear-sky GHI) — low cloud attenuation

Field	Value
source	NASA POWER (climatologie long terme, communauté RE)
temp_mean_c	17.14
clear_sky_index	0.88
dni_annual_kwh_m2	1,954
ghi_annual_kwh_m2	2,191
seasonality_min_max	0.70

months

month	temp_c	dni_kwh_m2_day	ghi_kwh_m2_day
JAN	14.21	5.99	5.07
FEB	16	6.58	5.95
MAR	17.95	6.83	6.75
APR	20.13	6.45	7.13
MAY	20.59	4.78	6.63
JUN	19	4.04	6.21

... 12 entries in total.

Photovoltaic yield (Global Solar Atlas)

- specific yield ~1,819 kWh/kWp/yr (Solargis PV simulation) — excellent specific yield
- optimal panel tilt: 22° (close to horizontal at these latitudes)

Field	Value
source	Global Solar Atlas 2.0 (Solargis, ESMAP, Banque mondiale)
temp_c	18.90
elevation_m	1,730
dni_kwh_m2_year	1,971.80
ghi_kwh_m2_year	2,135.10
optimal_tilt_deg	22
diffuse_kwh_m2_year	773.70
gti_opta_kwh_m2_year	2,275.40
pvout_specific_kwh_kwp_year	1,819.10

Terrain slope and aspect (Copernicus DEM)

- mean slope 14.6% (aspect SO) — marked slope — earthworks/adapted structures to plan
- irregular relief (RMS deviation from plane 16.9 m) — micro-topography to survey on site
- 90 m DEM estimate (Copernicus GLO-90) — pre-feasibility, does not replace a topographic survey

Field	Value
dem	Copernicus GLO-30 (COG AWS, 30 m)
grid	12×12 px (30 m)
zone	emprise AOI
source	Copernicus DEM GLO-30 (30 m), ajustement de plan sur 144 pixels
aspect_deg	209
roughness_m	16.90
slope_mean_deg	8.30
slope_mean_pct	14.60
aspect_cardinal	SO

Protected areas (WDPA)

- the site is INSIDE a protected area: El Tepozteco (Parque Nacional, IUCN II) — land-use restrictions likely, regulatory verification essential
- WDPA database (UNEP-WCMC) — coverage of regional/local areas may be incomplete; local authorities are authoritative

Field	Value
source	WDPA — World Database on Protected Areas (UNEP-WCMC, via ArcGIS Living Atlas)
protection_class	2

inside

iso3	name	status	area_km2	governance	designation
MEX	El Tepozteco	Designated	232.60	Federal or national ministry or agency	Parque Nacional

within_5km

iso3	name	status	area_km2	governance	designation
MEX	Corredor Biológico Chichinautzin	Designated	373	Federal or national ministry or agency	Área de Protección de Flora y Fauna

Economic activity (INEGI DENUE)

- 1 establishments within 1 km — sparse economic fabric (rural/residential area)
- DENUE census (INEGI) — formal establishments only

Field	Value
source	INEGI DENUE
radius_m	1,000
establishments	1

sample

name	activity	staff_bracket
HOTEL HACIENDA VENTANA DEL CIELO	Hoteles con otros servicios integrados	11 a 30 personas

top_activities

count	activity
1	Hoteles con otros servicios integrados

Crime incidence (SESNSP, Mexico)

- intentional homicides stable: 36 in 2025 vs 37 in 2024 (-3%)
- ⚠ 68 despojo case(s) (land dispossession) in 2025 — check tenure disputes before any acquisition
- organized crime reported in 2025: 0 kidnapping(s), 1 extortion(s)
- SESNSP data up to 2026-05 (current year partial)
- figures at the whole-municipality level (prosecutor filings) — not the immediate vicinity of the point, unreported crime not included

Field	Value
source	SESNSP incidencia delictiva municipal (import DB)
entidad	Morelos
full_year	2,025
municipio	Tepoztlán
cve_municipio	17,020
entidad_matched	yes

years

robo	year	total	despojo	extorsion	secuestro
181	2,021	797	61	0	1
224	2,022	940	69	1	0
186	2,023	1,037	81	1	0
205	2,024	1,008	51	1	0
198	2,025	1,101	68	1	0
54	2,026	437	29	2	0

top_full_year

count	subtipo
189	Amenazas
156	Violencia familiar
91	Daño a la propiedad
86	Otros delitos del Fuero Común
75	Lesiones culposas
74	Otros robos

Land tenure — núcleos agrarios (RAN)

- outside any certified agrarian nucleus — presumed private property, title to confirm at the Registro Público de la Propiedad
- 1 certified agrarian nucleus(es) within 5 km
- layer of CERTIFIED nuclei (PHINA/RAN) — a non-certified nucleus would not appear; notarial verification essential

Field	Value
inside	no
source	RAN — Registro Agrario Nacional (WFS IDE SEDATU)
summary	hors núcleo agrarien certifié — propriété privée présumée
layer_note	couche nationale des núcleos agrarios CERTIFIÉS (PHINA/RAN via IDE SEDATU) — les núcleos non certifiés n'y figurent pas

Housing market (SNIIV, SEDATU)

- 103 housing financings in 2025 (-43% vs 2024) — proxy for local solvent demand
- figures at the whole-municipality level (INFONAVIT, FOVISSSTE, banks...) — the informal market is not included

Field	Value
source	SNIIV (SEDATU) CuboAPI
municipio	Tepoztlán
cve_municipio	17,020

financing_by_year

year	actions	amount_mxn
2,024	180	64,414,941
2,025	103	22,478,197
2,026	36	14,925,950

financing_top_orgs

org	year	actions
INFONAVIT	2,025	99
FOVISSSTE	2,025	2
BANCA (CNBV)	2,025	2

Municipal demographics (INEGI)

- municipality population: 54,987 inhab. (2020)
- +2.82 %/yr (2010→2020) — strong population growth — structural land demand

Field	Value
source	INEGI Banco de Indicadores (BISE)
municipio	Tepoztlán
cve_municipio	17,020
growth_period	2010→2020
annual_growth_pct	2.82

population_by_year

year	population
1,995	26,503
2,000	32,921
2,005	36,145
2,010	41,629
2,020	54,987

Vegetation vigor NDVI (Sentinel-2)

- 11 usable months out of 12 (SCL cloud mask applied on the Copernicus side).
- NDVI: vegetation vigor (0 = bare soil, ~0.9 = dense canopy). Monthly means over the field, best scene of the month.
- Mean NDVI over the last 3 usable months: 0.4843.

Field	Value
months_total	12
months_usable	11
recent_mean_3m	0.48

months

month	ndvi_p10	ndvi_p50	ndvi_p90	ndvi_mean	valid_pixel_pct
2025-07	0.83	0.85	0.88	0.85	100
2025-08	0.82	0.85	0.87	0.84	100
2025-09	0.68	0.73	0.77	0.72	100
2025-10	0.81	0.83	0.85	0.83	100
2025-11	0.72	0.76	0.81	0.76	100
2025-12	0.60	0.68	0.79	0.69	100

... 12 entries in total.

Red-edge index NDRE (Sentinel-2)

- NDRE (red-edge): proxy for canopy nitrogen status — more sensitive than NDVI over dense vegetation.

Field	Value
months_total	12
months_usable	11
recent_mean_3m	0.29

months

month	ndre_p10	ndre_p50	ndre_p90	ndre_mean
2025-07	0.55	0.58	0.62	0.58
2025-08	0.49	0.52	0.54	0.52
2025-09	0.46	0.52	0.54	0.50
2025-10	0.45	0.49	0.53	0.48
2025-11	0.46	0.47	0.55	0.50
2025-12	0.33	0.37	0.47	0.39

... 12 entries in total.

Canopy water content NDMI (Sentinel-2)

- NDMI (SWIR B11): canopy water content — direct water-stress detection, before it becomes visible in NDVI.

Field	Value
months_total	12
months_usable	11
recent_mean_3m	-0.06

months

month	ndmi_p10	ndmi_p50	ndmi_p90	ndmi_mean
2025-07	0.29	0.33	0.36	0.32
2025-08	0.28	0.32	0.35	0.32
2025-09	0.26	0.29	0.33	0.29
2025-10	0.21	0.26	0.29	0.25
2025-11	0.18	0.23	0.28	0.23
2025-12	0.02	0.12	0.22	0.12

... 12 entries in total.

Within-field heterogeneity (Sentinel-2)

- Within-field p90-p10 NDVI spread: a high spread signals localized degraded areas (disease, water stress, replanting).

Field	Value
mean_spread	0.14

monthly_spread

month	ndvi_spread_p90_p10
2025-07	0.05
2025-08	0.05
2025-09	0.09
2025-10	0.05
2025-11	0.09
2025-12	0.19

... 11 entries in total.

Field NDVI maps (Sentinel-2)

- 2 carte(s) NDVI de la parcelle (Sentinel-2, meilleure scène du mois, ~10 m/pixel).
- Pixels transparents = nuages/ombres masqués (SCL) ou hors parcelle.

maps

key	path	label	month	ndvi_mean	size_bytes
recent	reports/maps/a6ce1d8a-be7b-43d4-821e-ad2ce13c8992/ndvi-2026-05.png	Scène récente	2026-05	0.47	415
year_ago	reports/maps/a6ce1d8a-be7b-43d4-821e-ad2ce13c8992/ndvi-2025-07.png	Même période, année précédente	2025-07	0.85	224

legend

color	label
#d73027	< 0,20 — sol nu / végétation absente
#fc8d59	0,20-0,35 — végétation clairsemée / stress fort
#fee08b	0,35-0,50 — végétation modérée
#a6d96a	0,50-0,65 — végétation vigoureuse
#66bd63	0,65-0,80 — canopée dense
#1a9850	≥ 0,80 — canopée très dense

Methodology & limits

This report is a **field health diagnosis** based on public and satellite data (Copernicus Sentinel-2 via CDSE, ERA5/Open-Meteo, UPRA, ISRIC SoilGrids, NASA FIRMS, Global Forest Watch — sources cited in each section). The weighted grid is traceable — vegetation vigor 30%, trend 20%, stress signals 20%, climate context 15%, agronomic context 10%, external risks 5% — and each indicator shows its observed value, the points assigned and the reading rule. The verdict (HEALTHY / WATCH / HIGH STRESS) is exclusively a **weighted aggregate**: no single indicator can downgrade the field on its own. The crop profile's agronomic ranges are indicative — crops perform durably outside the literature's “optimal” ranges, and observed reality always prevails over modelling. Dimensions without available data are excluded from the total with weight renormalization; if fewer than 4 satellite months are usable (persistent clouds), the report returns INSUFFICIENT DATA rather than an unfounded verdict.

Disclaimer. DataTerra provides a **red-flag pre-screening** based exclusively on public data available at the date of issue. This document is neither legal advice, nor a land survey, nor due diligence: it does not replace the verification of titles and easements with official registries, nor the support of a local lawyer or notary, which we expressly recommend before any commitment. Third-party data may contain errors or update delays; DataTerra cannot be held liable for decisions made solely on the basis of this document.